

ARTE – ZONING/USE PERMIT NARRATIVE

May 8, 2006

The proposal is to develop a senior housing project on a vacant infill parcel at the NEC of 114th Street and Via Linda. The 3.8 net acre property is currently zoned C-O (Commercial Office) which typically develops as multi-story offices for business/professional/medical office uses. The property was originally zoned C-O in 1986 and for the past 20 years has failed to secure user interest for office development (as recently demonstrated by the abandonment of a proposed office condo project approved in 2004).

The request is to alternatively downzone the property and develop a lower intensity residential use for senior housing - a resort-like retirement lifestyle community offering superior project design, overall quality and attention to detail aimed to create a new standard in independent and assisted living. The project would offer well-appointed suites along with extensive services and amenities comparable to a resort (including 100% underground parking for its residents and staff). The proposed development program includes both independent living units (171) and assisted living units (20) for residents needing additional care thereby allowing residents to "age in place".

Adjoining land use to the north is the R-4 (Townhouse Residential) zoned Adobe Ranch Villas subdivision which is the only residential development abutting the property. In addition to the subdivision swimming pool and detention basin, a 10' wide HOA tract separates the only two dwelling units which side onto the property and have no windows or openings facing the property. The CAP Canal adjoins the property to the east with the Ancala golf course further beyond. To the south across Via Linda is C-3 (Highway Commercial) zoned property consisting of the Arizona Car Wash and Albertson's shopping center. The C-O zoned Ancala Medical Plaza, the C-2 zoned Walgreen's center, and the R-5 zoned Joshua Tree apartments are located west and northwest on the other side of 114th Street.

Senior housing is an emerging residential segment that is underserved. The property's proximity to nearby retail goods, personal services, and recreational facilities is a significant factor in the site's appeal for senior housing. Unlike other residential populations, senior housing is a comparatively quieter and lower intensity use which allows it to blend into existing residential areas. Yet the senior housing use also provides an additional consumer base for local businesses in the adjoining area and the region. Senior housing also places little demand on City and regional facilities (e.g. parks, libraries, schools, etc.).

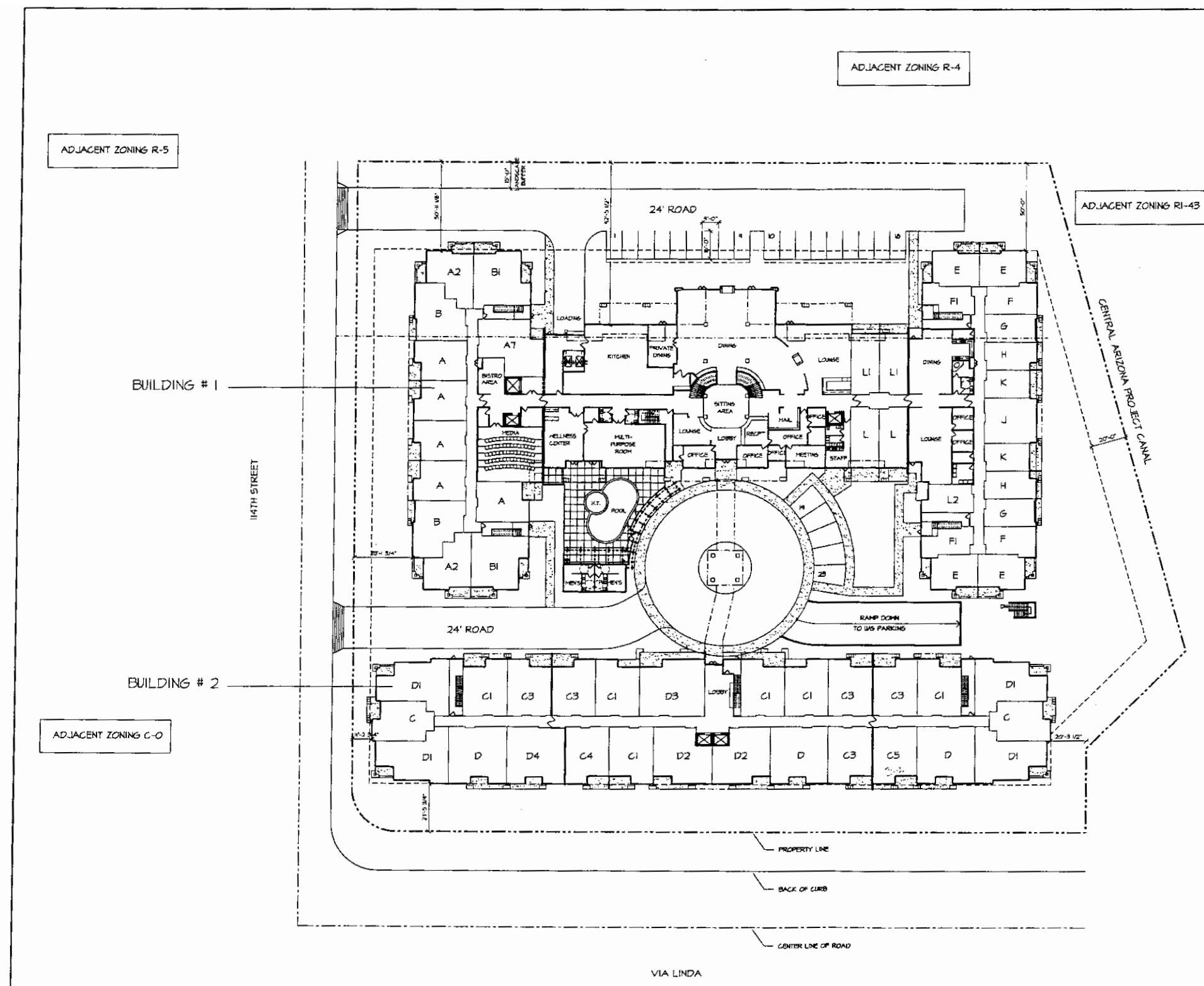
The proposed site development internalizes the core uses and activities which are focused to the central courtyard where the project's main entry drive provides access to the underground parking garage for residents and staff. The rear of the project adjacent to the Adobe Ranch Villa subdivision provides the greatest building setbacks along with a densely planted landscape buffer which when combined with the townhome landscaped tracts should provide a substantial landscape amenity and buffer for residents of both projects.

The proposed rezoning is appropriate given the existing mix of residential and commercial uses immediately adjacent to the site. The likelihood of office development appears to be negligible given the 20 years of inactivity and the plethora of better located office projects existing and developing along Shea Boulevard. The proposed rezoning also eliminates the potential of more intensive and less-compatible alternative uses on the property allowed in the C-O zone such as banks, churches, schools, medical and day care facilities.

Within the R-5 zoning District a "residential health care facility" is allowed subject to a Conditional Use Permit with specific development standards controlling maximum densities, minimum open space/frontage open space requirements, and orientation of on-site parking near buildings for convenience of users. The proposed plan complies with these specific development standards as well as the following Conditional Use Permit criteria contained in Section 1.403:

A. "That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, dust, vibration or illumination. ***[none of these items are associated with senior housing use]***
 2. Impact on the surrounding areas resulting from an unusual volume or character of traffic. ***[senior housing trips are significantly lower than if the property were developed with offices]***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas. ***[senior housing is clearly compatible with the surrounding residential, commercial and office uses]***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. ***[the proposed project is less than the maximum densities allowed, exceeds the open space and frontage open space requirements, and provides 100% underground parking for residents and staff with surface parking for guests immediately adjacent to building]***



DEVELOPMENT DATA

ZONING : R-5 (PROPOSED)

SITE AREA :
 GROSS : ± 209,242 S.F. (± 4.665 ACRES)
 NET : ± 166,957 S.F. (± 3.833 ACRES)

BUILDING HEIGHT :
 ALLOWED : 36'-0" MAX.
 PROPOSED : 36'-0" MAX.

DENSITY / NUMBER OF UNITS :
 INDEPENDANT UNITS ALLOWED = 40 / GR. AC = 106
 INDEPENDANT UNITS PROVIDED = 37 / GR. AC = 171
 ASSISTED UNITS ALLOWED = 80 / GR. AC = 372
 ASSISTED UNITS PROVIDED = 5 / GR. AC = 20

MINIMUM LOT SIZE :
 ALLOWED : 1.0 ACRE
 PROVIDED : 3.833 ACRES

PARKING :
 REQUIRED : 145 SPACES (.7 / INDEPENDANT + 5 / ASSISTED)
 PROVIDED : 162 SPACES (23 SURFACE 139 U/G)

OPEN SPACE :
 REQUIRED : 40,070 S.F. (24% OF NET LOT AREA)
 PROVIDED : 67,415 S.F. (40% OF NET LOT AREA)

FRONT OPEN SPACE :
 REQUIRED : 20,035 S.F. (12% OF NET LOT AREA)
 PROVIDED : 21,941 S.F. (13% OF NET LOT AREA)

PARKING LOT LANDSCAPING :
 REQUIRED : 982 S.F. (15% x 270 S.F. x 23 SPACES)
 PROVIDED : 1,061 S.F. (17%)

SET BACKS :

REQUIRED	PROVIDED	CALCULATIONS	N, S, E OR W
0'	27'-5"	FRONT	S
15'	50'-0"	REAR	W
0'	11'-2"	LEFT SIDE	N
0' (VARIANCE)	20'-3"	RIGHT SIDE	E
0'	34'-0"	PARKING	N

CONCEPTUAL SITE PLAN
 SCALE : 1" = 30'-0"

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ISSUED FOR	
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DESIGN : L.P.D.
 DRAWN :
 DATE : May 4 06
 SCALE : 1" = 30'-0"

CLIENT : ARTE DEVELOPMENTS LTD.
 PROJECT : THE ARTE SENIORS RESIDENTIAL DEVELOPMENT SCOTTSDALE
 SHEET CONTENTS : CONCEPTUAL SITE PLAN MAIN FLOOR LAYOUT

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05026	